

‘E’ USER CLASS PREMISES IN CHATHAM TO LET



Former dental surgery available to let	20 Railway Street
Arranged over ground & first floors of c 1200sq ft.	Chatham
Town centre position & within walking distance of train station.	ME4 4JT
The property is in need of modernisation.	Tenure: TO LET
May suit a dentistry / health or an education based business.	Rental: £25,000pa
No Chain / Offered by way of a new lease.	Hummerstone & Hawkins Tel: 0208 303 1061

LOCATION:

Chatham is one of the Medway towns located within the Medway authority in North Kent. The town is accessed from junction 3 on the M2 and therefore has good links to the A2, M25, Dartford crossing and the East Kent coast.

The subject property benefits from a busy and prominent position enjoying high levels of both vehicular and pedestrian passing trade. Railway Street is a very busy thoroughfare, buses frequently pass the door and Chatham railway station and the High Street are within easy walking distance.

DESCRIPTION:

The subject property comprises an end terrace two-storey premises which for many years and up until 2012 traded as a dental surgery

A single entrance door leads in to the ground floor area which is approximately 610 square feet / 56.67 square meters. The ground floor is configured to provide an entrance reception and waiting area, 3 treatment rooms, a staff room and a toilet. The majority of the room divisions are designed to be easy to remove if required, therefore for example the ground floor could be made open plan or configured differently.

Internal stairs lead up to the first-floor landing where is access to a rear room of approximately 144 square feet / 13.38 square meters, and two further rooms of around 225 square feet / 20.90 square meters. Included is a small rear garden accessed via a narrow walkway at the side of the building.

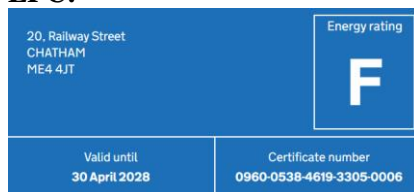
The landlord has expressed a desire for the premises to be let to a dental practice as having traded there himself for many years as a dentist he feels that this premises offers a good opportunity. The premises may also suit other healthcare or an education business.

The property which needs updating is being offered with vacant possession and chain free.

TENURE:

This ground and first floor premises are being offered with a new FR&I insuring lease, the terms of which are to be agreed and at a commencing rental of £25,000pa.

A rental deposit will be required subject to status.

EPC:**RATES:**

We understand this business qualifies for small business rate relief but we recommend all interested parties to make their own enquiries with Medway council.

LEGAL FEES:

Each party are to be responsible for their own legal costs

VIEWING ARRANGEMENTS:

No direct approach may be made to the property. For an appointment to view, please contact the agent.

Hummerstone & Hawkins T: 0208 303 1061

These particulars are issued on the distinct understanding that all negotiations shall be conducted through Hummerstone & Hawkins, to whom the result of inspection should be communicated. Whilst every care is taken in their preparation, these particulars are in no way guaranteed to be correct and no tract. Responsibility cannot be accepted for inconvenience or loss viewing however caused, but appointments to view can be arranged by request.

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